

51-57

WARRANTY DEEDTRANSFER
TAX
PAID

031551

CLAYTON A. POLAND and ELIZABETH W. POLAND of Waterville, County of Kennebec and State of Maine for consideration paid, grant to JOAN P. KEUCH of Burtonsville, State of Maryland with WARRANTY COVENANTS the land in WATERVILLE, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Lot No. Fifty-seven (57) on a revised Plan of Mayflower Realty Co. made by Sherman K. Smith, C.E., dated January 17, 1959, and recorded in Kennebec County Registry of Deeds, in Plan Book 22, Page 8, and said lot may be more particularly described as follows: Beginning at the southeast corner of Lot No. Fifty-six (56) shown on the above mentioned Plan; thence northeasterly ninety-six and six-tenths (96.6) feet to the southeast corner Lot No. Sixty-five (65); thence easterly one hundred two and seven-tenths (102.7) feet to the southeast corner of Lot No. Sixty-four (64); thence southwesterly sixty-seven and seven-tenths (67.7) feet to Grouse Lane; thence westerly one hundred (100) feet to the point of beginning and containing eight thousand two hundred ten square feet (8,210), more or less.

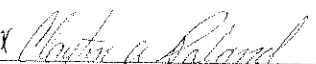
This conveyance is subject to the same restrictions contained in Book 1852, Page 105 which are recited as follows:

"Any dwelling, including a home garage erected on this lot except for steps approaching thereto, shall be located at least thirty feet from Grouse Lane and fifteen feet from any other boundary lines of the above land hereby conveyed; and any dwelling house erected thereon shall not have space or tenancies or apartments for more than one family and shall cost not less than twelve thousand (\$12,000.00) dollars as of this day's value; and that at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purposes."

Being the same premises conveyed to Clayton A. Poland and Elizabeth W. Poland by Warranty Deed from Philip S. Bard and Jacqueline L. Bard, dated May 20, 1977 and recorded in the Kennebec County Registry of Deeds in Book 2001, Page 64.

WITNESS our hands and seals this 2nd day of DECEMBER, 1994.

X 
WITNESS

X 
CLAYTON A. POLAND

X 
WITNESS

X 
ELIZABETH W. POLAND

THE STATE OF MAINE
Kennebec, ss.

December 2, 1994

Then personally appeared the above named CLAYTON A. POLAND and
ELIZABETH W. POLAND and acknowledged the foregoing instrument to be
their free act and deed.

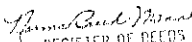
Before me,


Notary Public

94T04

DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 31, 2000



RECEIVED
94 DEC -6 AM 9:00
ATTEST: 
REGISTER OF DEEDS